080.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,133,000 / 1,133,000
					USE VALUE:	1,133,000 / 1,133,000
					ASSESSED:	1,133,000 / 1,133,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		FARMER`S CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MERCHANT ASIF
Owner 2:	MIRCHANDANI DIMPLE
Owner 3:	
Street 1:	1 FARMERS CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRIEL WENDY J/GEORGE -
Owner 2:	-
Street 1:	1 FARMERS CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,894 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Clapboard Exterior and 3517 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6894.000	694,200		438,800	1,133,000
Total Card	0.158	694,200		438,800	1,133,000
Total Parcel	0.158	694,200		438,800	1,133,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.12 | /Parcel: 322.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	49682
GIS Ref	
GIS Ref	
Insp Date	04/29/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	694,200	0	6,894.	438,800	1,133,000	1,133,000	Year End Roll	12/18/2019
2019	101	FV	536,600	0	6,894.	445,000	981,600	981,600	Year End Roll	1/3/2019
2018	101	FV	536,600	0	6,894.	332,200	868,800	868,800	Year End Roll	12/20/2017
2017	101	FV	536,600	0	6,894.	300,900	837,500	837,500	Year End Roll	1/3/2017
2016	101	FV	536,600	0	6,894.	288,300	824,900	824,900	Year End	1/4/2016
2015	101	FV	530,800	0	6,894.	244,500	775,300	775,300	Year End Roll	12/11/2014
2014	101	FV	530,800	0	6,894.	231,900	762,700	762,700	Year End Roll	12/16/2013
2013	101	FV	530,800	0	6,894.	220,600	751,400	751,400		12/13/2012

!14558!

PRINT

Date	Time
12/11/20	04:23:49

LAST REV

Date	Time
11/16/18	12:53:42
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14558

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRIEL WENDY J/G	53216-58		7/16/2009		685,000	No	No		
FRIEL WENDY J/G	45171-145		5/13/2005	Family	1	No	No		
COLONIAL RIDGE	36142-483		8/16/2002		680,000	No	No		
C & F REALTY	30323-3		6/22/1999		880,000	No	No	4	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2016	1432	Solar Pa	5,000	C				
2/6/2001	98	Alterati	100,000	C		G3	GR FY03	PLACE HOUSE ON NEW
11/7/2000	871	Foundati	15,000	C		G3	GR FY03	FOUNDATION FOR HOU
6/21/2000	488	Alterati	10,000	C		G3	GR FY03	MOVE EXISTING HOUS

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2009	Measured	372	PATRIOT
4/7/2009	Measured	163	PATRIOT
11/15/2002	MLS	MM	Mary M
4/17/2002	Inspected	PM	Peter M
10/23/2001	Fieldrev-Chg	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6894		Sq. Ft.	Site		0	70.	0.91	5									438,776						438,800	

Total AC/HA: 0.15826 | Total SF/SM: 6894 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 438,776 | Spl Credit | Total: 438,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	6.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01939309
Const Adj.:	0.99989998
Adj $ / SQ:	127.411
Other Features:	141483
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740063
Depreciation:	45884
Depreciated Total:	694179

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	6	Baths:	2	HB	1				

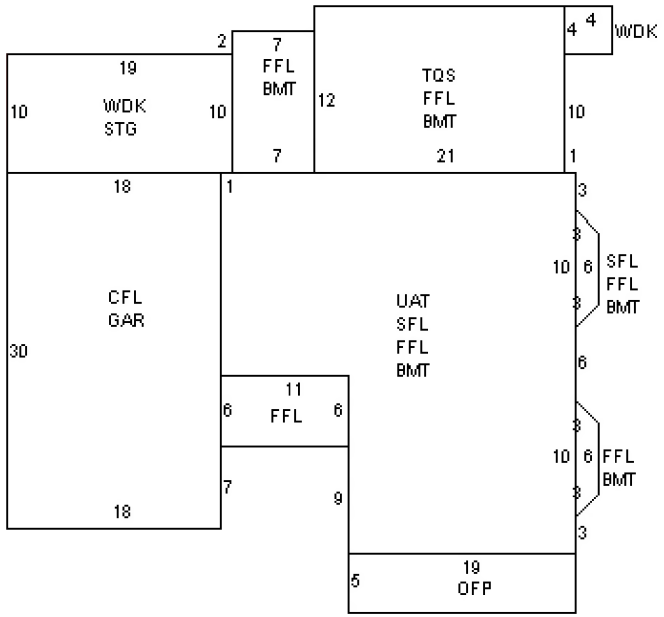
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	1
Totals			
1	11	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	154.17
Special Features:	0	Val/Su Net:	131.55
Final Total:	694200	Val/Su SzAd	244.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,271	127.410	161,940
BMT	Basement	1,205	63.910	77,011
SFL	Second Floor	811	127.410	103,331
CFL	Cathflr	540	133.780	72,242
GAR	Garage	540	19.630	10,599
TQS	3/4 Story	221	127.410	28,094
WDK	Deck	206	10.850	2,236
UAT	Upper Attic	199	50.960	10,129
	Net Sketched Area:	5,277	Total:	470,139
Size Ad	2842.5	Gross Are	5947	FinArea 3517

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	56	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X10	A	AV	2002	0.00	T	13.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

080.0-0004-0007.0

IMAGE

AssessPro Patriot Properties, Inc